

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 26, 2018
NRD-2018-0014
1606 Westover Road
Old West Austin Historic District

PROPOSAL

Enclose the front entry porch.

PROJECT SPECIFICATIONS

The house currently has a porch surrounded by wood railings and partially covered with a flat roof supported by square wood posts. The proposed project encloses the covered portion of the porch with a gabled pedimented roof and hardiplank siding with similar but slightly differentiated dimensions from the existing siding. The existing paneled, partially-glazed door and transom window will be moved to the new exterior wall. The enclosed entryway has a footprint of 78 square feet.

The front entry porch is not original to the house. According to historic aerial photographs, it was constructed between 1940 and 1965. However, the door and its location are original.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to this project:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed enclosed entry porch will change a significant and visible feature of the house's primary façade.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The enclosed entry porch will alter the primary façade to a degree that harms the house's integrity.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The enclosed entry porch could be removed and the historic door, transom, and trim moved back to the original wall. Though original wall material at the addition location will have been lost, the change is somewhat reversible.

The proposed project does not comply with the Secretary's Standards.

COMMITTEE RECOMMENDATION

Do not enclose the entry porch. Removing the pediment, reducing the porch size, or both would increase the project's compatibility, but would still render the building non-contributing.

STAFF RECOMMENDATION

Encourage the applicant to reconsider enclosing the entry porch.

LOCATION MAP



-   SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS
CASE#: NRD-2018-0014
1606 WESTOVER ROAD



1" = 167'

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PROPERTY INFORMATION

Photographs



1606 Westover Road.



Detail of entry porch.